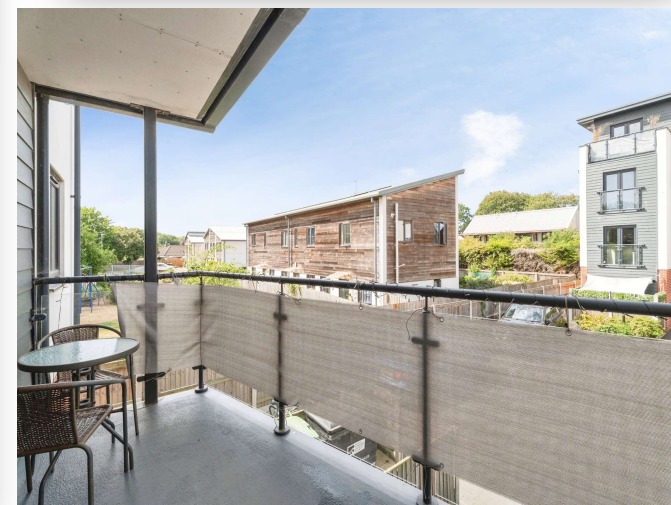




Holt Road, Fakenham, NR21 8ED

welcome to

Holt Road, Fakenham

Modern 2-bed first-floor apartment in Fakenham with bright open-plan living, Juliet balcony and excellent storage. Featuring two bedrooms and a spacious bathroom with separate bath and shower, making it an ideal first home or investment property close to local amenities.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation

Entrance Hall

Carpeted flooring. Two storage cupboards.

Lounge

Carpeted flooring. Two double-glazed windows to the front.

Kitchen/Diner

Wood laminate flooring. Fitted with wall and base units with built in appliances, gas hob, electric oven, stainless-steel extractor fan and a stainless-steel sink drainer. Space for washing machine. French doors to Juliet balcony.

Bedroom One

Carpeted flooring. Double-glazed window to the rear.

Bedroom Two

Carpeted flooring. Double-glazed window to the side.

Bathroom

Fitted with WC, bath with tiled splashbacks, fully tiled walk-in shower cubicle and wash hand basin with tiled splashbacks.

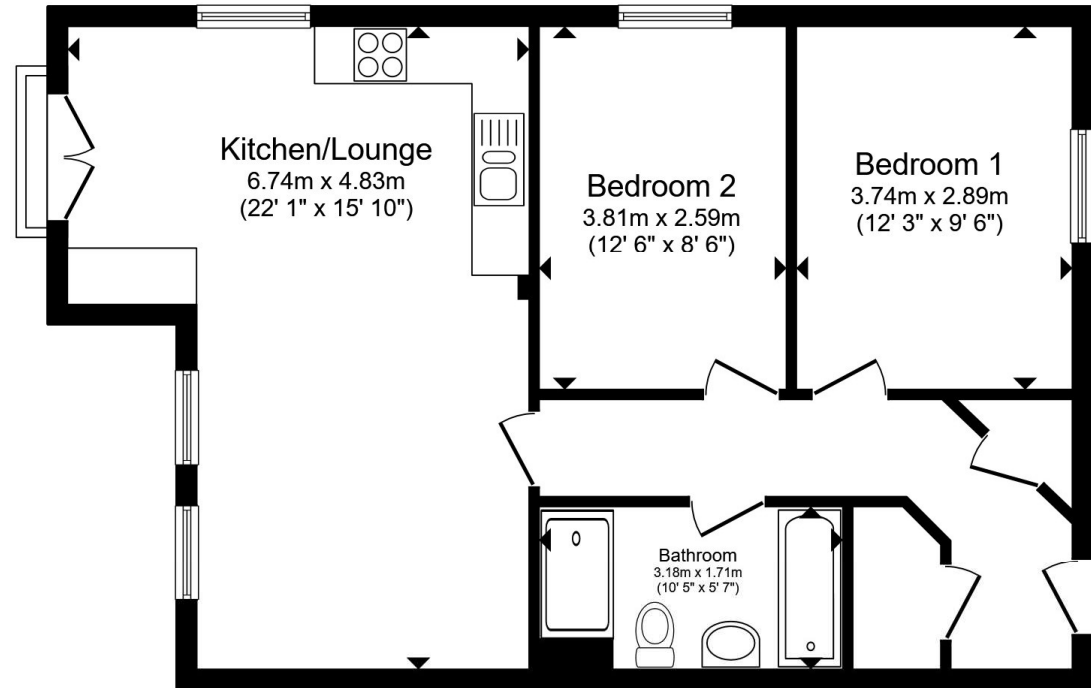
Outside

Front Garden

Balcony by front door with space for table and chairs.

Parking

1 Allocated parking space.



Total floor area 65.7 m² (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



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welcome to

Summit House Holt Road, Fakenham

- Two Bedroom First Floor Apartment
- Two Comfortable Size Bedrooms
- Open-Plan Living
- Juliet Balcony
- Spacious Bathroom with Separate Bath and Shower

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108727 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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